

Special Town Meeting

November 14, 2022

Article One Debate Rules

Article Two
Community Preservation Surcharge

Why is this on the warrant?

- Every year since Bedford adopted the Community Preservation Act, Town Meeting has been given the opportunity to affirm or change the CPA surcharge at 3%

Who is eligible for an exemption?

Max. Income for Non-Senior Residents

- \$78,512 for a single person
- \$89,728 for a couple
- \$112,160 for a family of 4

Max. Income for Seniors (60+)

- \$98,140 for a single person
- \$112,160 for a couple

Exemption Process

- Applications are available now at the Assessors' Office
- Exemptions must be applied for every year between January 1 - March 31

Cost to the Residential Taxpayer

- \$837,799 = Average Residential Home Value
- \$301 = 3% surcharge for CPA

State Match Since 2009 (2003-2008: 100%)

FISCAL YEAR	LOCAL 3%	STATE MATCH (\$)	MATCH (%)
2009	\$ 1,136,899	\$ 786,328	73.12%
2010	\$ 1,143,989	\$ 443,486	39.01%
2011	\$ 1,198,100	\$ 348,491	30.46%
2012	\$ 1,269,074	\$ 356,822	29.78%
2013	\$ 1,301,976	\$ 379,041	29.86%
2014	\$ 1,376,587	\$ 759,907	58.37%
2015	\$1,427,944	\$482,903	35.1%
2016	\$1,403,253	\$471,294	33.1%
2017	\$1,578,163	\$324,091	23.1%
2018	\$1,624,399	\$302,233	19.16%
2019	\$1,644,444	\$352,322	21.69%
2020	\$1,721,152	\$447,635	27.22%
2021	\$1,820,007	\$561,354	32.62%

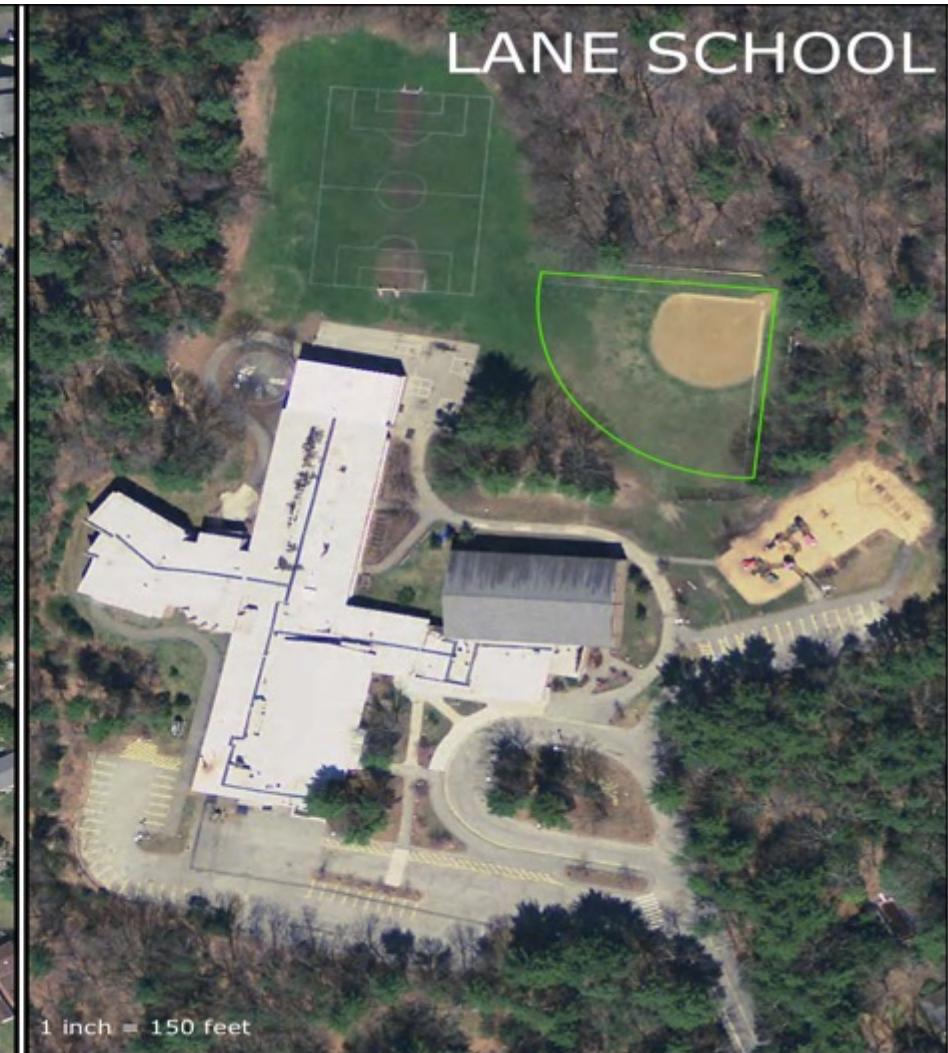
What Can CPA funds be used for?

- Recreation
- Historic Preservation
- Open Space
- Affordable Housing
- Administration

Recreation

- Athletic fields development and preservation
- Tennis courts and practice wall
- Pickleball courts
- Skate park
- Playground rehabilitation
- Bike/Ped Master Plan
- Springs Brook Park preservation and improvements
- Trail network improvements and pedestrian bridges and boardwalks

Athletic Field Preservation



Historic Preservation

- Old Town Hall
- Old Burying Ground
- Wilson Mill Site
- Job Lane House
- Town Center Building
- Depot Freight House
- Depot Station
- Brothers Rock/Dudley Rd
- Archeological Survey
- Rufus Porter Murals
- Shawsheen Pump House
- Early Town Records Preservation

Old Town Hall Restoration



Open Space

- 60+ acres of open space preserved
- Wilson Mill and Old Reservoir dams
- Fawn Lake preservation
- Hiking Trails improvements
- Tree inventory
- Town Forest property survey

Wilson Mill Dam Preservation



Affordable Housing

- Bedford Village permanently preserved
- Condo buy-down and duplex conversion
- Units preserved at Elm Street and Ashby Place
- New units created at Patriot Place, Carter Way, 447 Concord Road
- Regional Housing Services Office

Affordable Unit Creation



CPC Program and Plan

2022 Program and Plan

- Complete list of all CP-funded projects to-date
- 6-Year Plan of proposed upcoming projects
- CPC project submission sheet

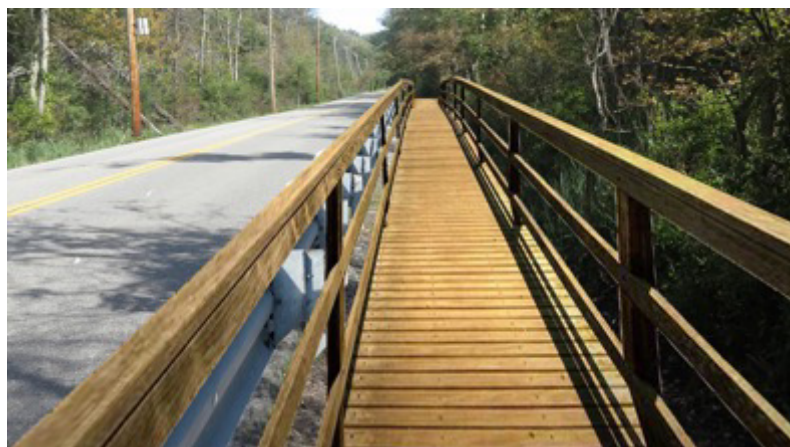
<https://www.bedfordma.gov/community-preservation-committee>

Continuing Needs for CP funds

- Bond payments for prior projects
- CP-eligible capital projects
- Land acquisition for CP-eligible uses
- New playing fields
- Springs Brook Park capital projects
- Trails network improvements
- Preserve/create affordable housing
- Preserve additional historical assets

Recommendations

Community Preservation Committee and
the Select Board recommend approval of Article 2



Article Two
Community Preservation Surcharge

Article Three

Supplemental FY23 Community Preservation Budget

Supplemental FY23 Community Preservation Budget

Conservation of Early Town Record Books (Round II)-
\$14,595

John Glenn Middle School Tennis Court/Pickleball Court
Lights (Round II)- \$150,000

Recommendations

Community Preservation Committee and
the Select Board recommend approval of Article 3

Article Three

Supplemental FY23 Community Preservation Budget

Article Four

Petitioners' Article—Fire Station Project
Design Appropriation Change

Article Five

Petitioners' Article—Establish Fire Station Site
Location Committee

Article Four:
Petitioners' Article—Fire Station Design
Appropriation Change

Article Five:
Petitioners' Article—Establish Fire Station Site
Location Committee



139 The Great Road
Photos Submitted by Don Corey



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Article Four

Petitioners' Article—Fire Station Project
Design Appropriation Change

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Location Committee

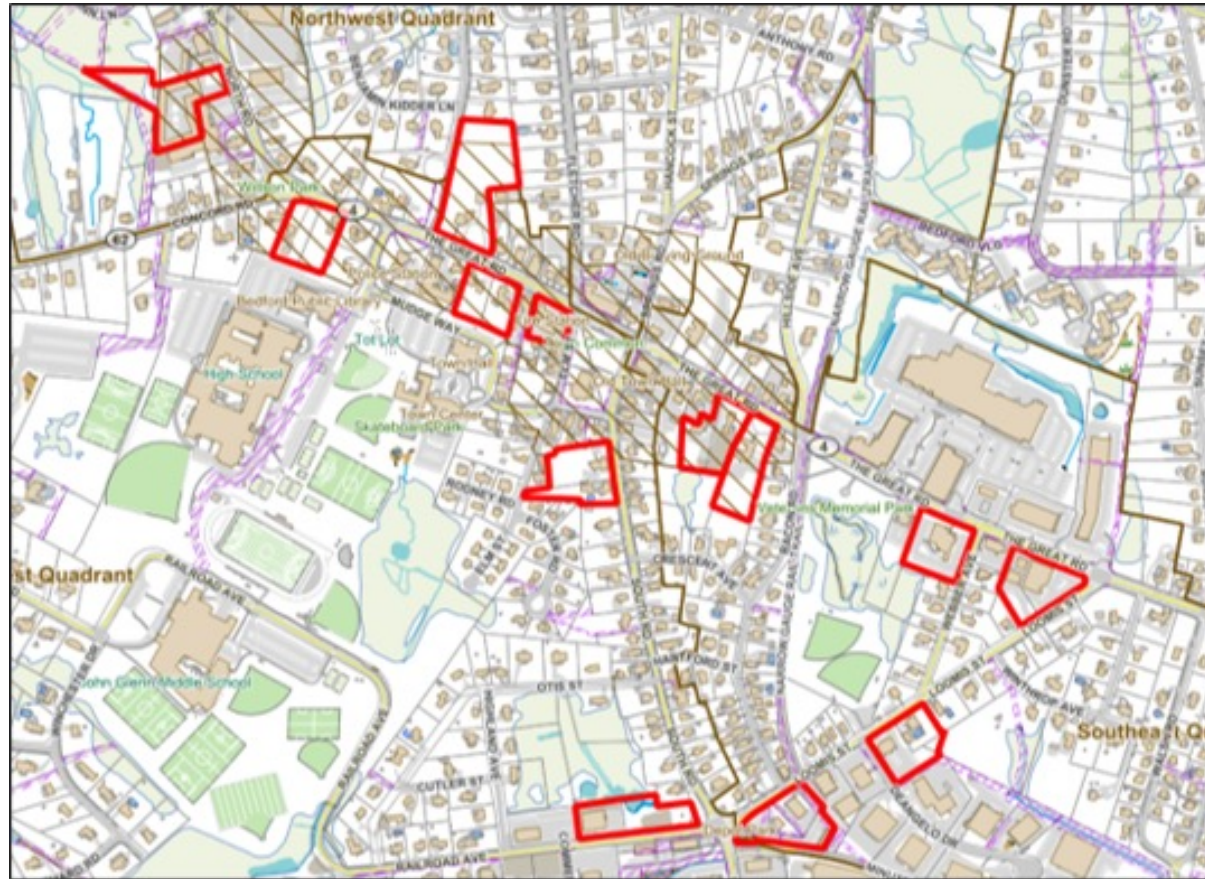
Article Four:
Petitioners' Article—Fire Station Design
Appropriation Change

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Petitioners' Article—Establish Fire Station Site
Location Committee

Fire Station Selection Process

- Legal
- Appropriate
- Consistent with standard procedures

Properties Considered for Fire Station



	Annual Town Meeting 2022	Petitioners' Article 5
Committee Membership Criteria	At least five years' experience in building construction projects as a project manager, clerk of the works, architect, mechanical, electrical, or civil engineer or other discipline directly related to building construction, with preference being given to applicants with public construction experience	Do not serve on any other town boards or committees or in any town offices or positions
Site Selection Criteria	<ul style="list-style-type: none"> •Response time radius •Travel route •At least 60,000 square feet •Preference for a single parcel •Avoid residential parcels •Avoid parcel restrictions: •Land/deed/environmental •Reductions to commercial tax base •Community amenities 	None



Article Four

Petitioners' Article—Fire Station Project
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Petitioners' Article—Establish Fire Station Site
Location Committee

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Article Six

Appropriate Funds for the Bedford Permanent
Firefighters Local 2310 IAFF

Collective Bargaining Agreement—FY2023—FY2025

Article Seven

Appropriate Funds for the American Federation of
State, County and Municipal Employees AFL-CIO,
State Council 93, Local 1730 Collective
Bargaining Agreement—FY2023—FY2025

Article Eight

Appropriate Funds for Minuteman High School
Assessment—FY2023

Article Nine

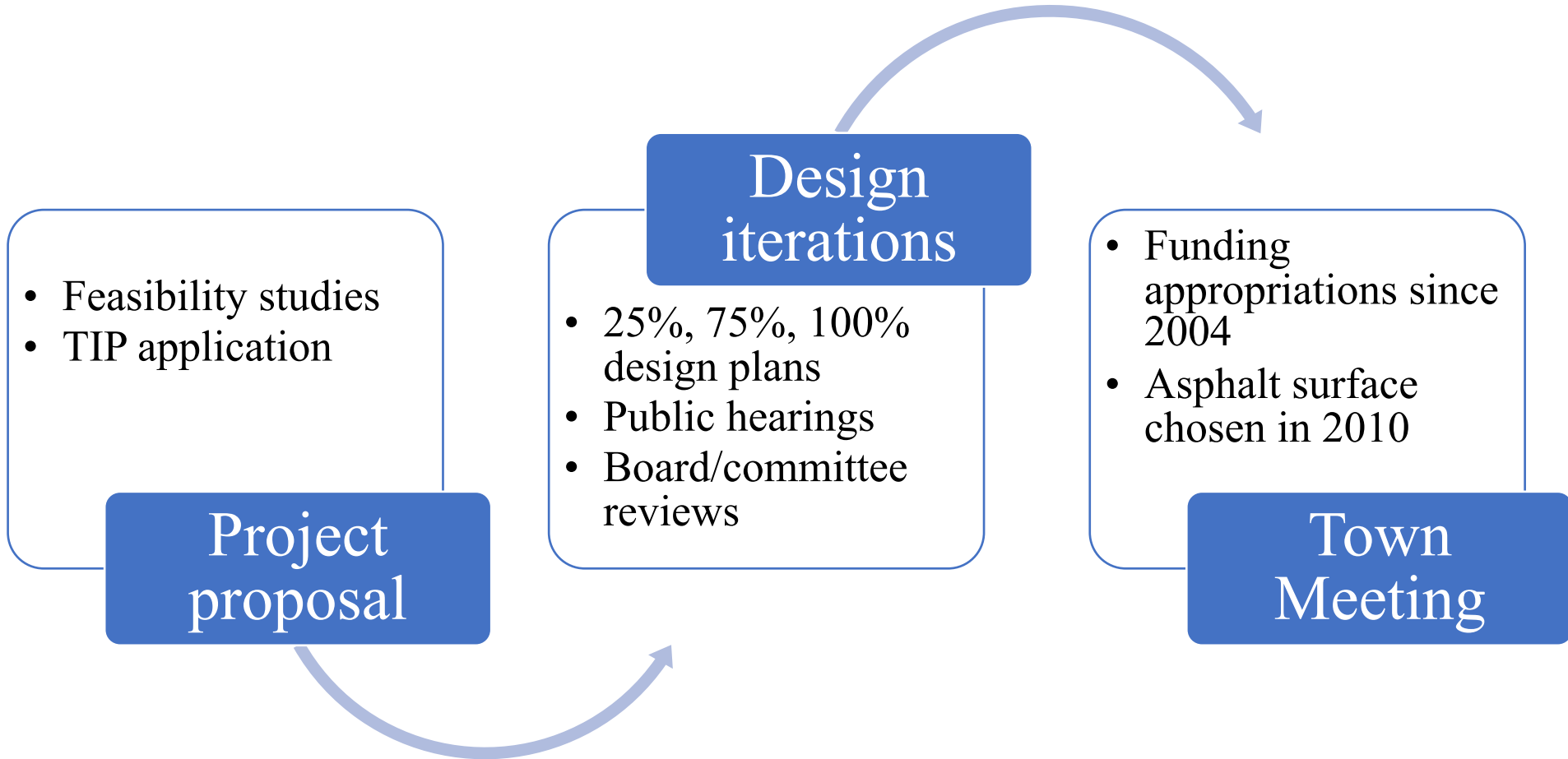
Home Rule Petition—Legal Notice Media Requirements

Article Ten
Minuteman Bikeway Extension

Project benefits and goals

- Greater access: an improved shared-use path for all ages and abilities
- Connections to neighborhoods, schools, conservation land, and the regional rail trail system
- Safer road/trail crossings
- Improvements to Railroad Avenue/Commercial Avenue
- Infrastructure upgrades

The path to a shared-use path



What does Article 10 do?

- Portions of the current Reformatory Branch Trail are actually privately owned, not Town property
- Warrant article seeks authorization for the Select Board to purchase:
 - Land along the Reformatory Branch Trail itself, not residents' backyards
 - Permanent and temporary easements throughout the project area including Railroad Avenue and Concord Road
- Impacted abutters are paid at the highest economic value, as established by an independent appraiser

Minuteman Bikeway Extension - Land Acquisition Map 8

Map by Bedford Public Works
June 2022

0 50 100 Feet



Proposed Acquisition
with area in square feet

Proposed Town Property

Permanent Easement

Temporary Easement

Proposed Paved Trail

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Map by Bedford Public Works

June 2022

0 50 100 Feet

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- Proposed Acquisition with area in square feet
- Proposed Town Property
- Permanent Easement
- Temporary Easement
- Proposed Paved Trail



Town of Bedford

Former Rail Corridor Right of Way

Railroad Ave

16B Railroad Avenue
Town of Bedford
Elm Brook Conservation Area

Minuteman Bikeway Extension - Land Acquisition Map 6

Map by Bedford Public Works
June 2022

0 50 100 Feet



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Proposed Acquisition
with area in square feet

- ## Proposed Town Property
- ## Permanent Easement
- ## Temporary Easement
- Proposed Paved Trail







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0 50 100 Feet

- Proposed Acquisition with area in square feet
- ## Proposed Town Property
 - ## Permanent Easement
 - ## Temporary Easement
 - Proposed Paved Trail



Minuteman Bikeway Extension - Land Acquisition

Map 3

Map by Bedford Public Works
June 2022

0 50 100 Feet

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Proposed Acquisition with area in square feet

- Proposed Town Property
- Permanent Easement
- Temporary Easement
- Proposed Paved Trail

Town of Bedford
350A Concord Road

340A
Town of Bedford
Kelley Conservation Area

340B Concord Road
Mary Putnam Webber
Wildlife Preserve

Caesar Jones Way

Minuteman Bikeway Extension - Land Acquisition

Map 2

Map by Bedford Public Works
June 2022

0 50 100 Feet



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Proposed Acquisition
with area in square feet

- ## Proposed Town Property
- ## Permanent Easement
- ## Temporary Easement
- Proposed Paved Trail



Minuteman Bikeway Extension - Land Acquisition

Map 1

Map by Bedford Public Works
June 2022

0 50 100 Feet

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Proposed Acquisition
with area in square feet

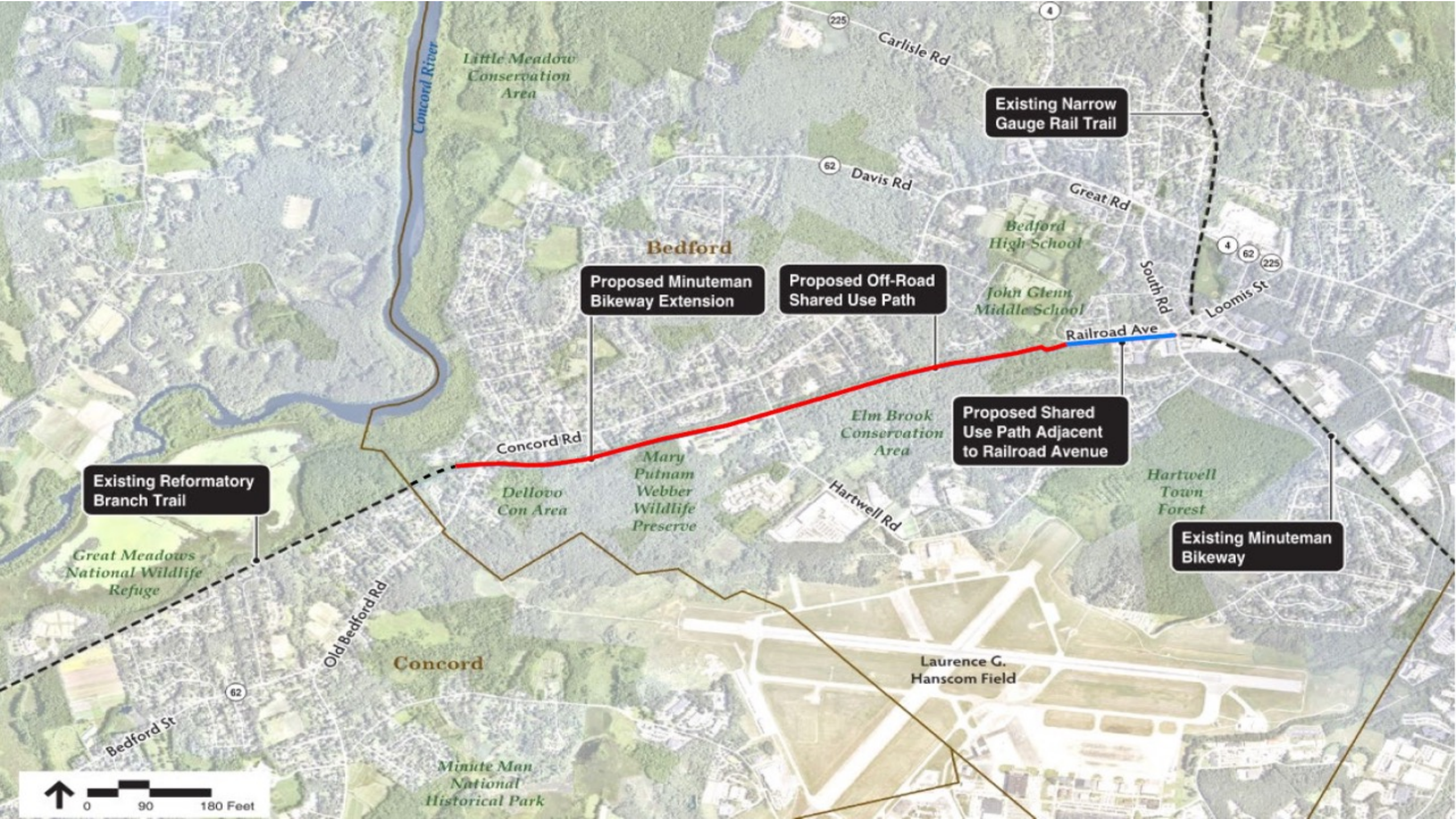
- ## Proposed Town Property
- ## Permanent Easement
- ## Temporary Easement

Proposed Paved Trail



Questions from residents

- Environmental
 - Tree clearing
 - Asphalt surface
 - Threatened species
- Legal
 - Eminent domain
- Financial
 - Status of funding
- Timing
 - Length of construction vs. length of easements



Article Ten
Minuteman Bikeway Extension

Special Town Meeting

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